

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: February 20, 2014

Meeting No.: 179

Project: Mary Harvin Transformation Center

Phase: Schematic

Location: 1609 N. Castle Street

PRESENTATION:

Mr. Kevin Bell, WODA Group, introduced the significantly revised senior living residential project to the panel. Mr. Bell emphasized that after a prior review that the project is returning with a fresh start. The new architectural team from Marks Thomas Architects, represented by Faith Nevins, presented the new architectural design which includes the following components:

- The building sits on the property line fronting on Federal Street
- The new building is a 4 story structure pulled to the corner keeping the original sq. ft. size resulting in approximately 60 independent living units.
- A symbolic architectural entrance fronts Federal Street with the main entrance in the rear surrounding the surface parking. The building is wood frame with double loaded corridors and public rooms located on the ground floor.
- A major sustainable feature is the proposed green roof.

RECOMMENDATION OF THE PANEL:

The panel voiced general agreement that the new site plan design fronting on Federal Street was preferable to earlier site plans. However, the absence of a substantive Landscape Plan to accompany the site plan and architectural schematic was concerning. Greater attention on the building placement, possibly offset from the front property line versus on the property line to enhance the interaction of the building with the public realm was suggested. The building facade appeared somewhat monotone in scale and could benefit from design diversity, either from structural diversity or from materiality. Investigate the ability to create outdoor space(s) for the residents to gather and welcome guests and provide, in the absence of balconies, the ability to view out onto something pleasing from individual windows.

PANEL ACTION:

The Panel recommends continued development, including the addition of significant landscape design and a return for additional schematic review.

Attending:

Kevin Bell, Malik Jordan – Woda Group

Faith Nevins, Keith Sullivan, Matthew Orimsby, Matt Flament – Marks, Thomas Architects

Ms. Jones-Allen and Meany*, Messrg. Burns and Bowden- Panel

Anthony Cataldo, Christina Gaymon, Tamara Woods - Planning